

# Modern, Turnkey Science & Technology Incubator

INNOVATIONS  
CHANDLER, AZ

145 S. 79th Street • Chandler, AZ



Photos by Boom With A View

## Set your company on a pathway to success with:

- Well-equipped, efficient, flexible, turnkey space
- Secured card access
- Office support and shared amenities
- Ready access to scientific and corporate expertise
- Practical business educational opportunities

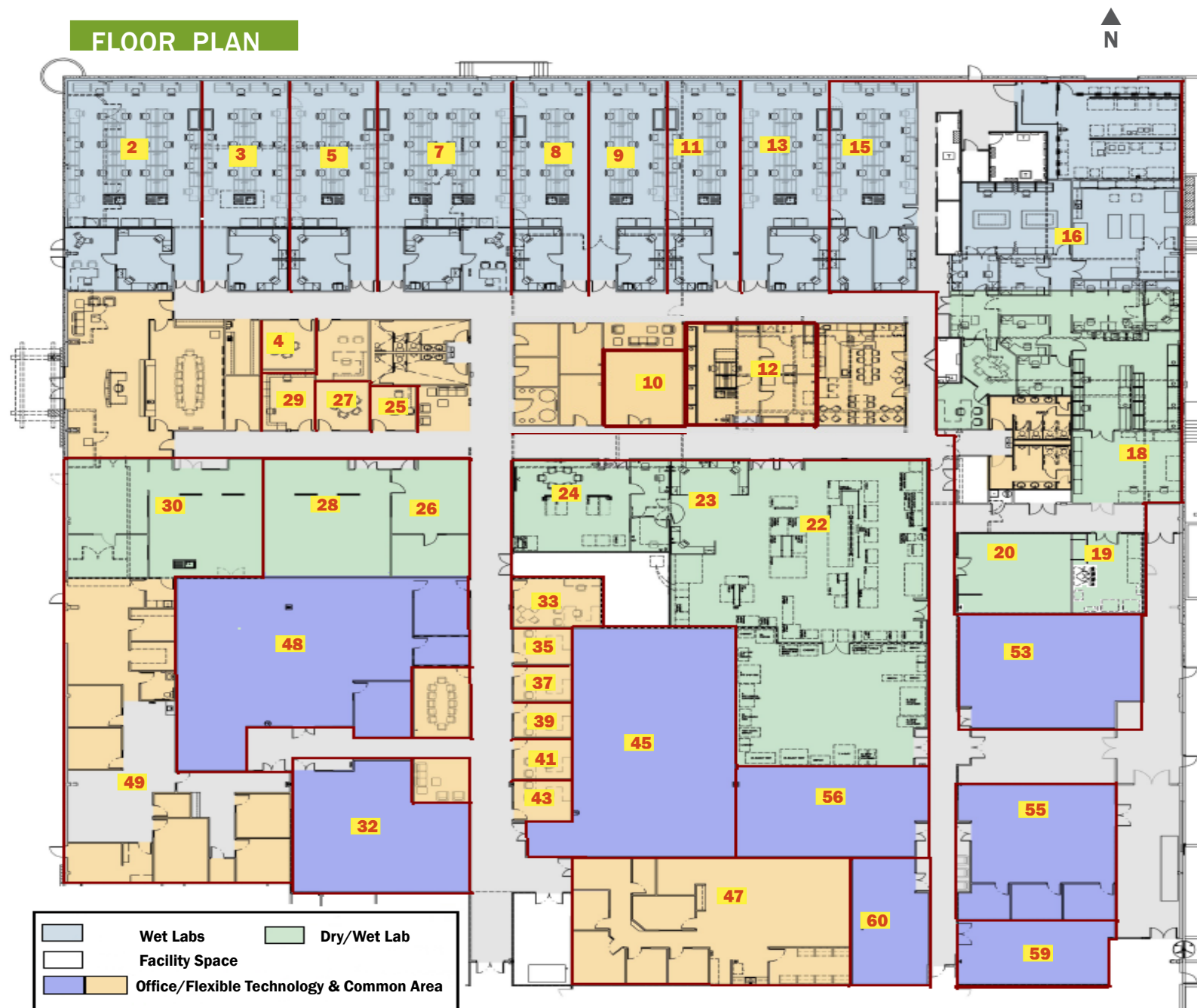
## OFFICE SUITES

- 2 Shared lab space
  - H2 Pure Power
  - Hai-Phoenix Tech.
  - Syphase
- 3 1,175 sf (Available)
- 4 Deloy
- 5 1,175 sf (Available)
- 7 1,839 sf (Available)
- 8 Deloy
- 9 HealthTell
- 10 Core Lab
- 11 EnerGaia
- 12 414 sf (Available)
- 13 BCR Diagnostics
- 15 U of A
- 16 U of A
- 18 U of A
- 19 U of A
- 20 U of A
- 22 Amkor
- 23 Amkor
- 24 Amkor
- 25 vBioteq
- 26 Cummings Engineering
- 27 NAVITASMAX
- 28 Cummings Engineering
- 29 Management Office
- 30 Invo Technology
- 32 Classroom
- 33 Dow Media Group
- 35 Southwest CFO Services
- 37 HealthTell
- 39 HealthTell
- 41 155 sf (Available)
- 43 ZMDI
- 45 HealthTell Clean Room
- 47 Serious Integrated
- 48 Cummings Engineering
- 49 Invo Technology
- 53 Technology Showcase
- 55 Museum
- 56 appsFreedom
- 59 596 sf (Available)
- 60 Serious Integrated

Innovations offers 60,000 square feet of wet and dry lab space to meet the needs of emerging companies who focus on bio-technology, bioinformatics, medical device, nanotechnology, sustainable technology, software design and others.

Designed with leading edge thinkers in mind, Innovations provides its clients with excellent infrastructure, state-of-the-art resources and access to proven, talented leaders in the industry.

## FLOOR PLAN







## MODERN TURNKEY FACILITIES BUILT FOR TODAY'S SCIENCE AND TECHNOLOGY ENTREPRENEURS

The Innovations Incubator has been developed with your needs first. A former Intel building, the space was designed by scientists and technology entrepreneurs to offer state-of-the-art laboratories and a specialized core of services, equipment and support to accelerate your success.

Giving you the infrastructure to innovate is just the beginning. The facility is integrated with industry partners, cost-saving programs and access to academic institutions, workforce, investment funds and opportunities to showcase your business on an international scale. It is a one-stop-shop for the entrepreneurs to have instant turnkey facilities and the resources of a large company while preserving their entrepreneurial focus. Innovations accelerates the commercialization of technology and innovation.

### Each Lease Includes:

On-site facilities manager, turnkey labs and fully furnished offices as well as independent offices, conference room spaces, core lab access, photo copy and fax machine, mail service, phone and voice mail, Wi-Fi, kitchen, access to loading dock with loading leveler, additional equipment and amenities, hazardous waste pick-up, daily cleaning service, classroom and showroom space and round the clock access to the secured facility.

### Additional Equipment and Amenities:

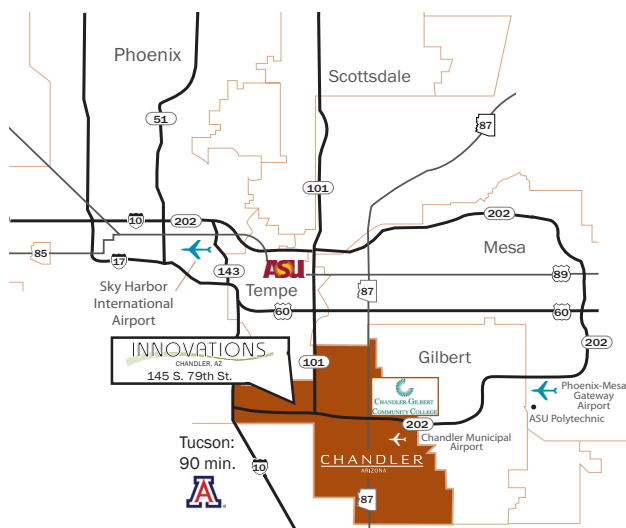
- EMERGENCY BACK-UP POWER
- EYE-WASH AND EMERGENCY SHOWER STATIONS
- HEAT INCUBATOR
- LIQUID NITROGEN
- VACUUM LINE
- BATH AND CIRCULATOR
- TISSUE CULTURE ROOM
- CRYOGENICS ROOM
- VARIOUS LAB AND ENGINEERING EQUIPMENT
- FUME HOODS
- -80 & -20 FREEZER
- INITIAL GAS STOCK
- LAMINAR FLOW HOODS
- MICROSCOPES & SCALES
- SOLVENT HOODS
- CENTRIFUGE

### KEY PARTNERS INCLUDE:



### FOR LEASING INFORMATION:

Mitchel Allen  
City of Chandler, Economic Development  
480-782-3034  
mitchel.allen-rivera@chandleraz.gov  
[www.chandleraz.gov/ED](http://www.chandleraz.gov/ED)



## Chandler At-A-Glance:

2012 Population	239,449
2013 Projection	240,110
Regional Population	3,987,942
Median Age	33
Pop. w/ post high school education*	69%
Median Household Income	\$85,827

Source: Sites USA; City of Chandler Long Range Planning Division August 2012

\* Of population 16 years and above.

**A Platform for Possibility**  
Always a welcoming destination for leading-edge companies and innovative thinkers, Chandler has a long history of embracing the entrepreneurial spirit. We've worked decades to build an environment for business success and create a place where people want to live.

Visit [chandleraz.gov/ED](http://chandleraz.gov/ED) to discover more about Chandler including:

- Infrastructure to support high-tech industries
- Collaborative partnerships
- Business assistance programs
- Well educated, technically skilled workforce
- Location on the premier 101 Science and Technology corridor
- Competitive tax structure and cost of doing business
- Chandler workforce's global mindset
- The priority placed on parks, libraries and performing arts in addition to economic development
- Why *Money* magazine placed Chandler on its best places to live list

## Innovative Thinkers

Chandler's educational attainment is well above the regional and national average. Outstanding relationships with state universities and Chandler-Gilbert Community College help maintain a talented pipeline of science expertise.

### Educational Highlights Include:

**High schools** in Chandler and throughout the Metro area have started biosciences education programs for students.

**Chandler-Gilbert Community College** introduced an associate's degree in biotechnology.

**Arizona State University** is creating the next generation of highly skilled, interdisciplinary scientists to solve major global challenges in human health and the environment in the Biodesign Institute and School of Life Sciences.

**University of Arizona** College of Science ranks first in research expenditures by the National Science Foundation. University of Arizona's biomedical engineering program areas of expertise include imaging technologies and materials science.

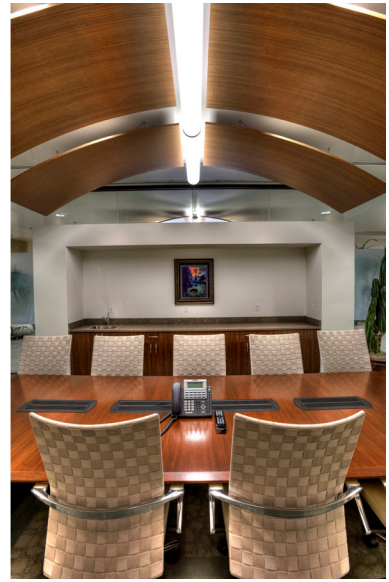
## Key Employers

Intel  
Chandler Regional Medical Center  
Microchip Technology  
Orbital Sciences  
Rogers Corporation  
Pearson Education  
Avnet  
Marvell Technologies  
Amkor  
Source: City of Chandler



**Economic Development Division**  
[www.chandleraz.gov/ED](http://www.chandleraz.gov/ED)  
888-663-2489 / 480-782-3030





# INNOVATIONS

CHANDLER, AZ

Chandler's **Innovations Science and Technology Incubator**, provides 60,000 SF of wet and dry lab space to meet the needs of emerging companies whose focus is on biotechnology, bioinformatics, medical devices, nanotechnology, sustainable technology, software design and other clean technology.

Designed with leading edge thinkers in mind, **Innovations** offers excellent infrastructure, state-of-the-art facilities, laboratories and a specialized core of services, as well as equipment and support to accelerate business. The facility is integrated with industry partners, cost saving programs and access to an educated workforce, academic institutions, investment funds and opportunities to showcase companies on an international scale.



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## Innovations Tenants

**Amkor** is one of the world's largest providers of contract semiconductor assembly and test services. Founded in 1968, Amkor pioneered the outsourcing of IC assembly and testing and is now a strategic manufacturing partner for more than 200 of the world's leading semiconductor companies and electronics OEMs. Amkor's operational base production facilities, product development centers and sales & support offices located in key electronics manufacturing regions in Asia, Europe and the United States. As part of Innovations, Amkor's early stage discovery team provides an anchor opportunity for the facility. Visit [www.amkor.com](http://www.amkor.com)

**Aroma Ejuice** is producing a new line of e-liquid used for electronic cigarettes (e-cigs). An e-cig is an electronic device that simulates the act of smoking by producing an inhaled vapor. Aroma Ejuice employs a professional doctorate chemist with over 20 years of experience in this field and organic chemistry. Visit [www.aromaejuice.org](http://www.aromaejuice.org)

**BCR Diagnostics Inc.** has constructed bacterial spores with engineered self-reporting functionality—termed F-spores™. The F-spores™ can be used for high sensitivity diagnostic tests and for rapid sterility testing at healthcare facilities. The company has been awarded four U.S. patents and corresponding worldwide patents covering broad-based detection technology and kits using microorganisms as nanosensors. Additional U.S. and foreign patent applications have been filed for further protection of the company's novel intellectual property. Visit [www.bcrbiotech.com](http://www.bcrbiotech.com)

**Cummings Engineering** is a leading provider of mobile encryption products, including its flagship product SecureMobile™, a holistic security solution for sensitive and classified communications on commercial tablets and smartphones. Cumming's mission is to provide superior technology and an unfair advantage to those serving U.S. National Security. To accomplish this, they have developed SAIFE™ (the Secure Agile Interoperable Framework for the Enterprise) on which they build a variety of products, including SecureMobile™, from small embedded sensors to highly integrated, secure, cellular and SATCOM products. Their highly skilled engineers have hundreds of years of combined experience and are committed to the defense of the nation, representing a truly unique combination of people, products, and philosophy. For more information. Visit [www.cummings-inc.com](http://www.cummings-inc.com)

**Deloy LLC**, is a specialty technology firm of experienced professionals who are creative problem solvers skilled at overcoming technical challenges through innovation. Their expertise covers the fields of semiconductor, flat-panel display, MEMS, nanotechnology, optoelectronic materials and devices. Whether it is prototyping an invention, solving technical challenges in early stage production, or finding manufacturers for specialty components for a product, they can help accelerate production.

**Dow Media Group (DMG)** draws on their extensive Fortune 100 experience in eCommerce, CRM and marketing to provide clients with marketing strategies that work. The firm specializes in creating marketing solutions for technology companies by architecting positive user experiences. DMG builds focused strategies to enhance engagement, increase loyalty and deliver a more amplified impact to a company's marketing voice. Visit [www.dowmediagroup.com](http://www.dowmediagroup.com)

**Hai Phoenix Technology** is a provider of oligo synthesis reagent materials used in laboratory procedures. The company was founded in August, 2002, and its products cover DNA/RNA phosphoramidites, regular CPG, modified and labeled CPG and phosphoramidites. Hai's operation provides high quality, low cost oligo synthesis materials to customers who would like to gain an edge in the fast growing and fiercely competitive oligo market.

**H2 Pure Power** manufactures hydrogen generators for gasoline and diesel powered engines, primarily targeting fleets. The benefits of hydrogen supplementation are better performance, improved gas mileage and significantly reduced emissions. H2 Pure Power is preparing for entry into hydrogen fuel cells; providing fuelling stations for soon-to-be released hydrogen fuel cell cars. Visit [www.h2purepower.com](http://www.h2purepower.com)

## Innovations Tenants cont.

**HealthTell Inc.,** is a new biotechnology start-up company, that developed a system for providing “immunosignatures” for early screening and diagnosis of multiple different diseases, such as cancer and Alzheimer’s. “Instead of looking for small amounts of cancer cells in the blood, we are measuring the body’s response to the cancer (it’s “immunosignature”). This allows for much earlier, sensitive detection than current techniques, and is useful against a wide battery of diseases,” says Dr. Bill Colston, CEO. This disruptive new technology was the culmination of decades worth of research by Dr. Stephen Albert Johnston and Dr. Neal Woodbury, scientific founders of HealthTell and professors in the Biodesign Institute at Arizona State University.

**Invoy Technologies, LLC** is engaged in the development and commercialization of breath analysis devices for a broad range of applications. Invoy plans to offer patients the ability to monitor their health in the convenience of their own home – with a prescription-based breath analysis device called the Voyager. The process is pain-free and the results are quick and accurate; giving patients peace of mind and confidence in using our new-to-the-market device.

**NAVITASMAX, LLC** is an Arizona based renewable energy business that has created a new frontier in grid-scale energy storage. This proprietary technology will revolutionize the way we harness, store and utilize energy from the wind and the sun. The NAVITASMAX, LLC technology vision was inspired by observations in art, nature and science. The environmentally friendly technology will provide Smart Grid and renewable systems the essential scalable cost-effective storage flexibility not available from batteries or other current devices. Their novel solution will address the substantial market and technology gaps for energy storage in excess of 10 MW and discharge times of greater than one hour. This represents a new, grossly underserved total available domestic market of approximately \$4 billion/year. The development team includes world-renowned renewable energy experts from diverse scientific fields.

**Serious Integrated** is a privately held corporation specializing in enabling Original Equipment Manufacturers (OEMs), Electronics Design Firms and hobbyists to add graphic/touch front panels to their products. Products include off-the-shelf front panel modules as well as a complete software and tools environment for developing and deploying modern graphic/touch user interfaces in mere hours. Visit [www.seriousintegrated.com](http://www.seriousintegrated.com)

**Syphase LLC**, has designed a dry powder drug delivery technology for treatment of respiratory diseases such as asthma and chronic obstructive pulmonary disease. Syphase LLC is developing and testing the dry powder inhaler to assess delivery performance of various drug formulations while working with contract manufacturers to optimize the device design for manufacturing scale-up. The novel (patent pending) dry powder inhaler is primarily aimed at reducing the cost of dose delivery and simplifying administration of generic therapies.

**vBiotech** has developed human and mouse micro-RNA arrays with the highest version of a miRNA base. Currently, they are developing DNA/RNA biomarkers that can be used for detecting breast, head, neck, and lung cancers, leukemia, AIDS, HBV, and more.

**ZMDI** engineers and produces energy-efficient power management products and sensors. They excel at devising energy-efficient analog mixed-signal solutions and aim to be the leading product company in their field. Visit [www.zmdi.com](http://www.zmdi.com)

## Innovations Vision

The City of Chandler developed the Innovations Incubator in order to bring additional high-wage technology jobs to the community by providing start-up companies space to work and grow. Innovations gives Chandler the opportunity to grow its own businesses in the cutting-edge fields of biotechnology, bioinformatics, software design, nanotechnology, medical devices and others.

Studies show that the success rate for businesses that have been incubated is four times that of other small business start-ups. Chandler expects to reap enormous benefits as current tenants begin to develop supply chains and business relationships, take commercial space and create an employment base in our city. As an added benefit, the jobs that are being created have an average salary of about \$60 thousand, well above the national average.

Especially important to the success of the Incubator and its tenants, is the truly collaborative blend of services and resources for entrepreneurs. Innovations offers entrepreneurs access to professional turnkey facilities, however it is the education and programming resources that will be the true catalyst for success. Our goal is to ensure that Innovations' companies will be integrated with industry partners and have access to academic institutions, workforce, investment funds, and opportunities to showcase their venture on an international scale.

## Anchor Tenants

**Small Business Development Center (SBDC)** is a nonprofit organization that provides free one-on-one business counseling services to small business owners in addition to holding various workshops and seminars on business related topics. The SBDC is an active partner in ensuring Innovations tenants grow successful businesses. Visit [www.maricopa-sbdc.com](http://www.maricopa-sbdc.com)

**University of Arizona (UA), Center for Applied NanoBioscience and Medicine (ANBM)**, provides the application of science and technology as part of the Department of Basic Medical Sciences (BMS), UA College of Medicine-Phoenix (COM-PHX) and its affiliation with the College of Engineering and Applied Sciences. The Center uniquely applies a combination of advances in nano-science, micro-electromechanical systems (MEMS), molecular biology, and genomics to a new generation of biological tools and sensors based on nano and micro-scale technologies. The Center currently is comprised of a dozen research staff with multidisciplinary backgrounds in molecular biology, physics, materials science, electrical and mechanical engineering, chemistry and nanotechnology. The Center also provides research services to external partners and sponsors from academic or commercial segments. Visit [www.anbm.arizona.edu](http://www.anbm.arizona.edu)



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Mayor Jay Tibshraeny and  
Chandler City Council